

Statements from property owner:

Temporary sub-lease, change of use for a portion of the space, approximately 400 sq ft

Proposal is to operate as fresh, on-site specialty fruit and vegetable juice, owner operated, onsite productions and retail sales. Temporary through Labor Day, 2021.

This is a sublease by existing tenant to independent operator to test a concept for future change of use from traditional market fresh produce business to one that features specialty food producers - small scale start up as a specialty food incubator. The proposed term will:

- a. provide for active operation during regular hours during the summer while this concept for future use is evaluated
- b. provide an incubation space for a local specialty start up business.
- c. test if concept works, and if potential support from a commissary kitchen is feasible to support other operators (should concept be adopted/ proposed as change of use.

PDA TERMS FOR CONSENT TO SUBLEASE

In the last year, the Corner Market produce business has not operated, in part due to low business volumes related to COVID measures. Attempts by the current tenant to resume operations on traditional manner have not succeeded financially . In lieu of restarting traditional operations at this location, the tenant has proposed a conversion of the retail space designated for fresh produce displays to a new use. The use would feature organic and freshly made juices, produced on site, for retail sale. The business operator will be a new venture of an independent business operator.

Both the PDA and Tenant desires to have this retail location feature high quality product sold by independent business, provide an attractive and thematic entrance to the Pike Place Market, provide for active customer engagement and to be a successful business operation. The sublease would provide a time limited test of a new concept test this concept on a proposed 6 day a week schedule through the summer of 2021. During that time the tenant will evaluate potential expansion of the use of the space to feature other, similar food related, incubated business ventures featuring local producers. The PDA supportive of this study to assess the viability of providing more space to new specialty food producers to show case products in a “pop up” format .

CONDITIONS FOR CONSENT TO SUBLEASE

This is for a time limited period and will not extend past Labor Day, 2021

The payment of rent and all leasehold obligations remain in effect with Bob Klein as tenant

The business operation shall be a minimum of 6 days a week, during regular Market business hours with retail sales from no later than 10 am til 6 pm.

Display and retail frontage on both sides shall consistently be well stocked at the beginning of each business day, with full shelving of products for sale.

An application for temporary approval shall be immediately submitted to the Pike Place Market consent to sublease will be Historical Commission. This consent to sublease shall be conditioned upon approval of continued operation by the Historical Commission as a temporary venture.

The temporary business venture d/b/a Rojo Juice shall be identified in promotional materials and on site as a temporary “pop-up” with appropriate signage.

- Juice blends - \$8 each
- Orange juice (not listed on menu) -\$6

- Herbal teas - \$6
- Alternative milks/ cold brew coffee - \$8/\$10

- Fresh cut fruit cup (not listed on menu)- \$6

RŌJŌ JUICE MENU

JUICE

THE GRASS IS GREENER celery, fennel, parsely, spinach, apple, lemon

GRANDDADDY'S NIGHTCAP apple, ginger, lemon, cardamom, clove, cinnamon, anise

iCu carrot, orange, turmeric, lemon, black pepper

MAMACITA cucumber, pineapple, jalapeño, marjoram, lemon

FLO beet, pineapple, mint, lemon

COLD BREW COFFEE

CoJo Camber "Big Joy" coffee, housemade pepita seed milk, ras el hanout, dates, maple syrup

HERBAL TEA

[CALM]VERSATION fresh lemongrass, mint, ginger, rosebuds, honey

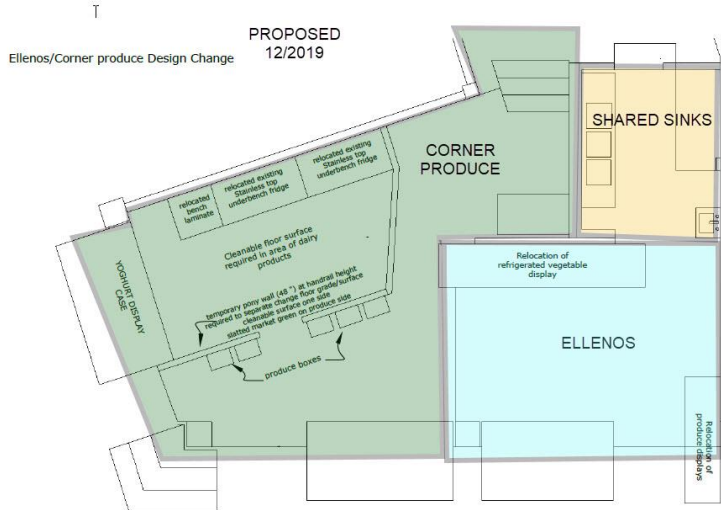
MRS. VIOLA juniper berry, licorice root, sage, peppercorn, ginger, butterfly pea flower, honey

ALTERNATIVE MILK

housemade pepita seed milk, ras el hanout, dates, maple syrup, pink salt

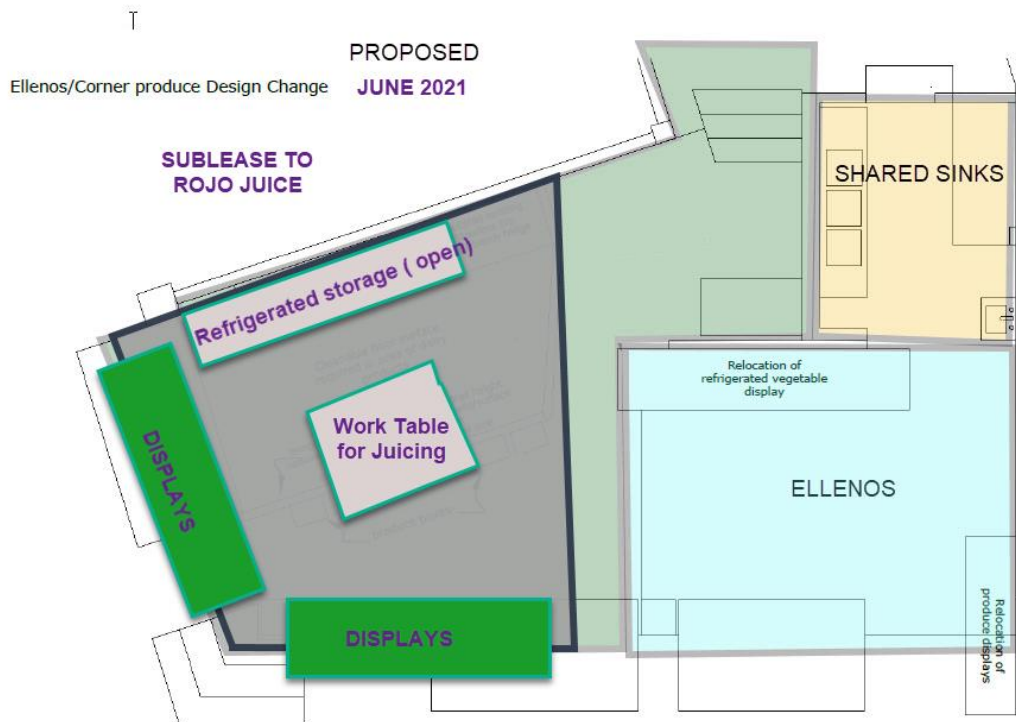
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Approved space configuration (above)

Proposed temporary (below)





Center work counter (above)

Rolling case for display (below)



Fresh Juice Display – Rhonda



Fresh Produce /ingredients for juicing



Existing sign – remains Temporary A Board and tabletop information product signs proposed
on daily set up

